

April 26, 2011

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary				
AP/Project No.	3011812	Ground Disturbance	Υ	
Application Template	PRJ	PASV Required This Permit	Υ	
	DISCRETIONARY LAND USE ACTION	Date PASV Completed	11/15/10	
Category	INSTITUTIONAL	PASV Done Under		
DPD Review Type	FULL C	Permit Remarks		
Address	3410 SW Myrtle St			
	12/15/10 CBC: CHANGED ADDRESS ON A/P FROM 7000 35TH AVE SW TO 3410 SW MYRTLE ST			
Zoning	SF5000	Applicant	RICHARD GLASMAN 108 S JACKSON ST SUITE 201 SEATTLE WA 98104-2883	
King County APN				
Permit Status	Application Accepted		(206) 251-5782	
	Land Use Application to allow an 11,632 sq. ft. expansion of an existing religious facility (New Parish Hall/Gymnasium for Our Lady of Guadalupe Church). Parking for 53 vehicles to be relocated on the site. Project includes landscaping, outdoor amenities and 500 cu. yds. of grading.	Applicant Email	richardg@mgarchitecture.net	
		Linked AP/Project Nos.		
	grading.			

For detailed zoning information, click the King County APN number above, or visit http://web1.seattle.gov/dpd/parceldata/ to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Ede M Courtenay, (206) 733-9679, Ede.Courtenay@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions SW MYRTLE ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Approximate curb height: 4" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

35TH AVE SW

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4-5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

34TH AVE SW

Street conditions:

Curb conditions:

Curb adjacent to site

Approximate curb height: 4-5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: http://web1.seattle.gov/DPD/InspectionRequest

Inspectors Notes

Site slopes to the NE. No unusual conditions observed. Photo-documented.

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street/Alley Requirements SW MYRTLE ST

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the north side of SW Myrtle St.

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (http://www.seattle.gov/Light/engstd/). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines along & crossing north-south on SW Myrtle

Other Requirements

- There are overhead high voltage lines running north-south along a vacated alley down the middle of the property. Permanent and working clearances are required. Permanent Clearance: 10-ft horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3 (http://www.seattle.gov/Light/engstd/Docs/ConStd/d23.pdf. Working Clearance: State law requires construction workers, their tools, machinery, equipment and materials to maintain 10-ft clearance from power lines. Review WAC 296-24-960. For cranes and derricks in construction, there is a new OSHA standard for clearance from overhead power lines: effective November 8th, 2010, the new standard is 20 feet from overhead power lines. To work near power lines notify SCL well in advance to de-energize and
- ground the lines, or relocate the lines temporarily. This SCL work is done at the customer's expense.

 For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electrical Service Representative is: Tom Gravell, 206-386-1672, thomas.gravell@seattle.gov.

DPD Drainage Requirements

Contact: Michelle M Macias, (206) 684-3068, <u>michelle.macias@seattle.gov</u>
The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Combined sewer main location: 35th Ave SW

Combined sewer main size: 8-inch

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Combined sewer. 35th Ave SW

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator along with additional flow control documentation. Refer to the following for more information: http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp

This project site discharges to a Public Combined Sewer (SMC 805.050.A.5). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity, and existing and proposed impervious surfacing this project shall: provide flow control meeting the Peak Flow Control Standard per SMC 22.805.080.B.4. The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre. Projects with less than 10,000 sf new plus replaced impervious surface can use Table 4.7 - Pre-Sized Flow Control Worksheet in lieu of continuous modeling.

Water Quality

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 B). Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing this project shall: provide a basic treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at 35th Ave SW.

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system. 35th Ave SW

DPD Land Use Code Requirements

Contact: Lindsay M King, (206) 684-9218, lindsay.king@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (http://www.seattle.gov/transportation/rowimanual/manual/). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

SW MYRTLE ST

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

http://www.seattle.gov/transportation/treeplanting.htm.

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693). Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

35TH AVE SW

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693). Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

34TH AVE SW

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot. If you need further clarification, contact SDOT for further information or apply for SDOT SIP design guidance (see SDOT CAM 2211).

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at

http://www.seattle.gov/transportation/gradesheetintro.htm

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Exception Requests/Decisions

Exceptions by Street:

Exception	Request	Status	Detail	Action	Action Date
Туре	Date			Ву	
34TH				-	
CIRCULATION	2/22/2011	DENIED	Required along 200 foot	EKINGL	3/8/2011

property line.

General Exceptions:

Contact: Lindsay M King, (206) 684-9218, lindsay.king@seattle.gov

I have reviewed the sidewalk exception request with my colleagues, supervisors, Cheryl Waldman, Tammy Frederick, and Bill Ames with SDOT. Enclosed is our determination. The project proposal includes constructing an 11,632 sq ft institution facility with parking for 53 vehicles. You have requested an exception to sidewalk requirements along 34th Ave SW. Sidewalk requirements and exception criteria are listed in SMC 23.53.006 D6 and F2. Enclosed is a list of the exception criteria documented and our determination. • SMC 23.53.006 F2a2: The existence of bridge, viaduct or structure such as a substantial retaining wall in proximity to the project site make installation of a sidewalk impractical or undesirable. After reviewing the site we have determined that a sidewalk along 34th Avenue SW may be constructed along the portion of site currently proposed for development. I have consulted with Tammy Frederick at SDOT. A sidewalk may be constructed over the water main without impacting the structure. Please consult with SDOT to determine the design criteria of the sidewalk. At this time we will required a side walk along the 200 foot east property line. • SMC 23.53.015 D3f: One of more substantial principal structures on the same side of the block as the proposed project are located in the area need for future expansion of the right-of-way and the structures condition an size make future widening of the remainder of the right-of-way unlikely. This code provision does not apply to sidewalk exception standards. It only applies to street improvement requirements listed in SMC 23.53.015. • SMC 23.53.015 D31: Widening and/or improving the right-of-way is not necessary because it is adequate for current and potential pedestrian and vehicular traffic. This code provision does not apply to sidewalk exception standards. It only applies to street improvement requirements listed in SMC 23.53.015. Since we have determined a sidewalk is still required the improvement requirements of this PAR have not changed.

Alley Requirements Northern abutting alley

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

Other requirements: Please note, requirements vary depending if alley access is required, See SMC 23.53.030-E.1+2

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Based on the proposed use and location within a residential, multi-family, or commercial zone, an administrative conditional use permit may be required. See CAMs 211A and 211B for more details.

Alley access may be required

Other Requirements: See SMC 23.44.016-B.2

Notes to Applicant

Please note that any exceptions to required street improvments must be applied for separately using DPD's Client Assistance Memorandum 205: http://www.seattle.gov/DPD/Publications/CAM/cam205.pdf

Other Requirements

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

SDOT Requirements

Contact: Tammy Frederick, tammy.frederick@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD construction intake appointment. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

Street Improvement Requirements SW MYRTLE ST

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. repair any sidewalk that posses a tripping hazard

New/replacement driveway: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

Relocate driveway: See Seattle Right of Way Improvements Manual (ROWIM) section 4.11. Where a curb is present a curb cut permit from DPD is required.

35TH AVE SW

Tree protection: Removal of trees in the public right-of-way (ROW) is prohibited. Projects must be designed to accommodate existing trees in the ROW. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. Contact SDOT Urban Forestry immediately if street trees you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

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Relocate driveway: See Seattle Right of Way Improvements Manual (ROWIM) section 4.11. Where a curb is present a curb cut permit from DPD is required.

34TH AVE SW

Tree protection: Removal of trees in the public right-of-way (ROW) is prohibited. Projects must be designed to accommodate existing trees in the ROW. Exceptions to this policy require review and approval by SDOT Urban

Forestry. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. Contact SDOT Urban Forestry immediately if street trees you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. new concrete sidewalk required

New/replacement curb ramps: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

Alley Requirements Northern abutting alley

Other requirements: If alley will be used for acces imrovements to the alley will be required.

Other Requirements

SDOT recommends that the applicant submit an application to SDOT for SIP Design Guidance early in the permitting process. See SDOT CAM 2211.

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

All trail and sidewalk projects shall implement green stormwater infrastructure to the maximum extent feasible per SMC 22.805.030. Refer to DR SF-MEF and CAM 501. Table 4.6

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark of if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding

Applicant Next Steps

landmarks and historic preservation.

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

- 1. Review the requirements in this report.
- 2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
- 3. If a SIP is required, **DPD will not accept your application until your SIP application is screened at SDOT.** Allow a minimum of 5 days for screening after application submittal to SDOT.
- 4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website

(http://www.seattle.gov/light/newconstruction/). Contact an Electric Service Representative for your electrical service design and connection guestions:

North of Denny Way (206) 615-0600 South of Denny Way (206) 386-4200 Large Commercial & Industrial (206) 233-7177 Service Applications (206) 233-APPS (2777)

- 5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website (http://www.seattle.gov/dpd/Publications/Forms/Building Permit/default.asp).
- 6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.